
**UNIFIED ZONING ORDINANCE AMENDMENT #74
FARM DRAINAGE TILE CONTRACTOR**

**STAFF REPORT
October 11, 2012**

Unified Zoning Ordinance Amendment #74 Farm Drainage Tile Contractor

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Staff was contacted by a business owner who wants to legitimize his existing farm drainage tile installation business. Currently the ordinance lumps this use in with “Heavy construction other than building construction – contractors” and only allows these farm drainage contracting businesses in the three industrial zones. After several meetings with the business owner as well as meetings with the site’s property owner, staff spoke with the County Commissioners and brought a proposed ordinance amendment before the Ordinance Committee of the APC.

Because this business is an agriculturally-related use serving farmers, everyone agreed with staff that in addition to allowing this use in the industrial zones, it should also be permitted in the Agricultural zoning district, but with some stipulations to protect neighboring properties. It was decided it should only be allowed in the A zone with a special exception from the ABZA. It was also decided that a footnote would be added that limits the use to properties of 2 acres in area or larger, and prohibits outside storage of equipment and materials in the A zone.

This proposal received a positive recommendation on September 5, 2012 from the Ordinance Committee and has staff’s support.

STAFF RECOMMENDATION:
Approval

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 3 OF ORDINANCE NO. _____ BEING THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY.

Be it ordained by the (County Commissioners of Tippecanoe County, Indiana; the Common Council of the City of Lafayette, Indiana; the Common Council of the City of West Lafayette, Indiana; the Town Council of the Town of Battle Ground, Indiana; the Town Council of the Town of Dayton, Indiana; and the Town Council of Clarks Hill, Indiana), that Ordinance No. _____, being the Unified Zoning Ordinance of Tippecanoe County is hereby amended as follows:

Section 1: Change UZO Section 1-10-2 Words and Terms Defined, by adding the following definition:

FARM DRAINAGE TILE CONTRACTOR. A business which installs and maintains agricultural drainage.

Section 2: Change **UZO Section 3-2 Permitted Use Table**, by adding under SIC 16 the following category:

“Farm Drainage Tile Contractor” with new footnote 66, parking group 6, permitted by right in the I1, I2, and I3 zones and by special exception in the A zone.

Section 3: Change **UZO Section 3-2 Permitted Use Table**, by adding the following new footnote:

Footnote 66: In the A zone, all materials and equipment shall be stored indoors and on lots with a minimum of two acres in area.

This ordinance shall be in full force and effect from and after its passage.